

MINUTES
TRAVERSE CITY PLANNING COMMISSION
Special Meeting

TUESDAY, January 12, 2016

7:00 P.M.

TRAINING ROOM

Governmental Center, 2nd Floor

400 Boardman Avenue

Traverse City, Michigan 49684

1. **CALL MEETING TO ORDER-** Chairperson Serratelli called the meeting to order at 7:00 p.m.

2. **ROLL CALL**

Mrs. Luick called roll for the Planning Commission.

PRESENT: Commissioners Michael Dow, Janet Fleshman, Gary Howe, Vice-Chairperson Linda Koebert, Ross Richardson, Chairperson John Serratelli, Jim Tuller, Jan Warren and Camille Weatherholt

ABSENT: None.

STAFF: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant

3. **PLACEMAKING PROJECT- WEST FRONT STREET (Luke Forrest, Michigan Municipal League)**

Mr. Soyring introduced the project and the consultants.

Mr. Forrest briefly explained the Place Plan program that is statewide and is being implemented among 22 communities in Michigan. More information regarding the program and the other project occurring statewide can be found at <http://placemaking.mml.org/>

4. **REDEVELOPMENT CONCEPTS FOR THE NORTH SIDE OF THE 500 BLOCK OF WEST FRONT STREET – CITY LOT PROJECT (NATE ELKINS, Influence Design Forum)**

- A. Overview of the City Lot project
- B. Benefits of a hands-on approach
- C. Community's inspiration and ideas for the property
- D. Plans and design concepts
- E. Community's preferred concept

Mr. Elkins presented the outcomes of the City Lot Project. The community's preferred concept plan was called "Civic Hub" that would develop the property as a mix of public

buildings and public spaces. The existing Fire Station and Office Building would be torn down to make way for new buildings. A new Fire Station would be constructed on the western edge of the property. A Fire Training Tower would be constructed. A Community Center would be constructed and include a multi-use Auditorium/Gymnasium, event space, offices, and cafe. Three new public plazas would be added throughout the property. Park-like improvements would be added at the corner of W. Front St. and Oak St.

5. SAMPLE REDEVELOPMENT SCENARIOS FOR THE NORTHSIDE OF THE 500 BLOCK AND THE SOUTHSIDE OF THE 400 BLOCK OF WEST FRONT STREET (Peter Allen Associates)

Mr. Allen presented to the Commission.

6. DRAFT DEVELOPMENT REGULATIONS FOR WEST FRONT STREET (Luke Forrest, Michigan Municipal League)

Mr. Forrest presented an overview of the Draft Form-Based Code for West Front Street that had previously been presented by Mark Miller of Nederveld Associates in December 2015.

7. PUBLIC COMMENT- None.

8. ADJOURNMENT- Meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Date: February 2, 2016

Janet Fleshman
Janet Fleshman, Secretary FS